BILL GARRETT, Davidson County
Trans:T20150105297 DEEDQC
Recvd: 12/14/15 12:50 2 pgs
Fees:12.00 Taxes:0.00
20151214-0125415

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
The Law Office of Jonathan S. Faught, LLC
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills To:	Map Parcel No.:
The Modern Cottages at Southview Homeowners Association, Inc. 3716 W End Ave Nashville, TN 37205	Same	Map 93-15 Parcel 336

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FMBC Investments, LLC ("Grantor"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto The Modern Cottages at Southview Homeowners Association, Inc. ("Grantee"), and its successors and assigns, all common elements as defined in the Declaration establishing The Modern Cottages at Southview Homeowners Association, Inc. in instrument # 20150804-0077468 recorded with Register's Office, Davidson County, Tennessee.

This improved property is known as 1056 2nd Avenue which is part of The Modern Cottages at Southview.

Being a part of the property conveyed to FMBC Investments, LLC by instrument #20141002-0091223 recorded with the Register's Office, Davidson County, Tennessee.

WITNESS my hand this the 14 day of December, 2015.

FMBC Investments, LLC

By: _____
Shawn Bailes, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Shawn Bailes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of FMBC Investments, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 14 day of December, 2015.

Notary Signature
My Commission Expires: 03/06/2018

MEGAN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS ONE AND NO/100 DOLLARS ($1.00).

By: _____
Shawn Bailes

Sworn and subscribed to before me this 14 day of December, 2015.

Notary Public

My Commission Expires: 03/06/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 **, Affiant**
Subscribed and sworn before me this the
14 **Day of** December **, 20** 15**.**
Brad Wells **, Deputy Register**